DREAM HOME

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RENTALS

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DH

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Summary of general conditions

- Quiet Hours: 9:00 p.m. to 8:00 a.m.
- Arrival time: 3:00 p.m.
- Departure time: 11:00 a.m
- A fee of $50 per hour will be charged for any additional time the guest remains past the designated checkout time
- No smoking inside the house/condo

Cleaning and Maintenance

- No eating or drinking in the bedrooms
- No shoes inside the home
- Wash the dishes and throw out the garbage before checkout as well as removing your linens from the beds.
- Turn off any electronics when you leave the house.

DREAM HOME

DH

RENTALS

1. Maintenance of the Premises

The Guest shall maintain and clean the premises. The Guest shall keep the premises free from vermin and in good repair. In particular, the Guest shall protect the Premises from loss or damage that may be caused by frost, excessive moisture, or misuse. The Guest will check for water leaks from the shower panels. The Guest is fully responsible to unblock any sink, toilet, bath or dishwasher, whether or not the obstruction was caused by the Guest and are therefore will be at the Guest's expense. The Guest will also be held responsible for any damage caused by misuse or negligence therefore should the Owner/Host send a supplier to fix a repair during the term of a Guest's rental, the expense will be charged to the Guest. For example, if an electrician, plumber, HVAC specialist is sent to do a repair during the term of the rental, the Guest will be charged the cost of the repair + 10% administration fee by the Owner/Host. The Owner/Host reserves the right to sue the Guest for any damage caused to the apartment/townhome. This rule applies to all rentals.

This clause applies for rentals for 30 days and more ONLY. If rental is less than 30 days the Owner/Host will be responsible.

2.Residual Materials

The Guest is responsible for his or her own waste and recycling. Waste and recycling must be deposited in wheeled bins reserved for this purpose by the occupant of the apartment/townhome. Roll-out bins must be placed at the curb on the respective days only. Soft plastic bags must be collected and tied in a suitable knot so that nothing can fall or drip out. Garbage removal and recycling are done at the times specified by municipal by-laws according to the season.

This clause applies for rentals for 30 days and more ONLY. If rental is less than 30 days the Owner/Host will be responsible.

3. Windows

The installation of blankets, sheets or flags as curtains is forbidden. The Guest is responsible for the maintenance of the blinds installed and supplied in the accommodation. During bad weather conditions (rain, snow, cold, etc.), the Guest must keep the windows of the dwelling closed, both inside and outside. The Guest is responsible for any damage to windows, canvas or mosquito netting caused during the rental period. The Guest agrees to notify Dream Home Rentals for approval of the replacement product or repair technique, at the Lessee's expense. The installation of air conditioners or fans is prohibited. This rule applies for rentals for 30 days and more

DREAM HOME

DH

RENTALS

4.Exterior Appearance

The Guest and all other occupants or visitors must ensure that nothing is thrown or thrown out of windows, balconies, terraces or other openings in the building. They must not hang any objects or clotheslines outside windows, balconies, terraces or apartment doors. The Guest agrees not to shake any carpets, rugs and/or clothing out of windows, balconies, terraces or other openings. Only chairs, a patio table and a BBQ may be placed on the balcony. No carpets or paint may be laid on the balcony floor. Satellite dishes are prohibited. This rule applies for all rentals

5. Pets

It is strictly forbidden to keep animals in the building and its surroundings, i.e. gardens, terraces, public areas, parking lots, etc. However, exceptions may be made for dogs weighing less than 9.5 kilos (20 lb.), which are tolerated with the approval of the owner/host of the property. (with photo). Exterior balconies are not a place for pets to relieve themselves. Any poop done outside the dwelling must be collected and disposed of in the garbage in a well-sealed bag AND THAT WITHOUT EXCEPTION. It is also forbidden to feed pigeons and squirrels. Please note that there will be an additional charge on your rent for animals. In the event of damage or complaints related to your animal, warnings will be issued and after 3 warnings, you will be obliged to remove the animal in question from the building and/or pay a $100 fine, as per the Owner/Host discretion. Any damage caused by the animal will be reimbursed by the Guest to the Owner/Host. This rule applies for all rentals

6. Noise & Visitors

The Guest and all other occupants or visitors must ensure that nothing is thrown or thrown out of windows, balconies, terraces or other openings in the building. They must not hang any objects or clotheslines outside windows, balconies, terraces or apartment doors. The Guest agrees not to shake any carpets, rugs and/or clothing out of windows, balconies, terraces or other openings. Only chairs, a patio table and a BBQ may be placed on the balcony. No carpets or paint may be laid on the balcony floor. Satellite dishes are prohibited. Unregistered guests or visitors are NOT allowed, please respect the maximum capacity of the listing at all times. a $200 fee will be charged for all unregistered or unapproved guests or visitors per night apart from your booking.
This rule applies for all rentals

7. Storage

The Guest may use space for storage purposes duly provided by Dream Home Rentals on the condition that it is done entirely at the Guest's risk, without in any way engaging the Owner/Host's liability for any damage, loss, fire, theft, flooding or otherwise. It is strictly forbidden to store toxic, explosive or dangerous products. The Guest will keep them free of vermin and in good condition. This rule applies for rentals of 30 days and more

8. Locks

The Owner/Host reserves the exclusive right to remove, change or add any lock to the said building. In the event of non- compliance with this regulation, the Guest will be obliged to pay a fee for the cost of the lock. At no given time is the Guest permitted to change the locks. This rule applies for all rentals

9. Pest Control

If it is necessary to treat the apartment for pests, the Guest will follow the instructions provided by the specialist who will carry out the extermination. If the Guest does not follow the instructions and/or fails to inform the Owner/Host promptly, he/she will be required to pay all costs related to the treatment. The Owner/Host shall not be held liable in any way for any loss or damage. This rule applies for all rentals for 30 days and more

DREAM HOME

DH

RENTALS

10. Municipal by-laws

The guest must comply with all municipal regulations and decrees relating to traffic, public health, hygiene,order and the environment. This rule applies for all rentals

11. Condominium by-laws (if applicable)

The guest must comply with all current regulations established by the condominium syndicate. This rule applies to all rentals

12. Floors

To prevent damage to the floors, the Lessee must install felt under the furniture. Any damage to the floors will be billed to the Guest. This rule applies to unfurnished rentals.

13. Modification of the premises

The Guest agrees not to make any major or minor alterations to the premises, not to make any new divisions, not to cover the walls with coloured paint or wallpaper. The Guest must obtain written authorization from the lessor for any modifications he/she intends to make to the interior premises or storage area. Upon return of the unit, the Guest must restore it to its original condition. The Owner/Host reserves the right to sue the Guest for any damage caused to the apartment or storage area. This rule applies to all rentals.

14. Occupancy of the premises

The Guest and his family shall occupy the Premises and use them strictly for residential purposes. The use of the apartment for commercial, industrial, public, social or other purposes is prohibited. This rule applies to all rentals.
The Guest is not entitled to : (Applies to all rentals)
A) To store and/or use commercial sewing machines;
B) Use the dwelling to operate a daycare center, hair salon, etc.
C) To hold religious, political or other gatherings.
D) To rent for commercial purposes such as AIRBNB (short-term rentals) without the consent of the Owner/Host and/or Dream Home Rentals. In the event that the Owner/Host provides his written consent to exceptionally allow short-term rentals, the Guest will be responsible for any increase in insurance premium imposed on the Owner/Host due to the change in property usage. Should the Guest proceed with renting the condo or townhome for commercial purposes such as short-term rentals without the written consent of the Owner/Host, the Owner/Host reserves the right to impose a $100.00 fine or terminate the lease/contract with a 30-day notice, at the Owner's sole discretion.

15. Notice, defects, and accidents

In the event of major or minor defects or accidents, the Lessee must inform the manager promptly in order to minimize damage. Failure to do so will result in liability. This rule applies to all rentals.

16. Home Insurance

The Guest must take out an insurance policy to protect the building and its property (civil liability). The policy must be maintained for as long as the Guest remains in the dwelling. A copy of the current policy must be given to the Owner/Host before the Owner moves in showing proof of a $2 million liability insurance. This rule applies to all rentals of 30 days and more or with relocation centers.

DREAM HOME

DH

RENTALS

17. Air conditioning and central vacuum system (if applicable)

The Guest is responsible for the maintenance of both systems. The air conditioning filter must be washed once (1) a month during the summer and every three (3) months in other seasons. The remote control must be operational at all times (see administration fees). The Guest is responsible for maintaining the central vacuum system. The retaining bag must be changed according to use and to prevent overheating of the motor. The Guest will be responsible for any breakages, and must replace or restore the systems at their own expense. Hose and accessories are not included. This rule applies to rentals of 60 days and more.

18. Air Exchanger

The Guest is responsible for keeping the air exchanger system 'ON' during the winter. This rule applies to all rentals.

19. Smoke Dectecor

The Guest is responsible for replacing the batteries of the smoke detector and ensuring it is always in working order. This rule applies for rentals of 30 days and more.

20. Appliances

Appliances are offered as is and without warranty. The Guest is responsible for the maintenance of the appliances and will be held liable for any repairs. This rule applies for rentals of 30 days and more or if there's negligence.

21. Hot Tub / Jacuzzi (If Applicable)

Appliances are offered as is and without warranty. The Guest is responsible for the maintenance of the appliances and will be held liable for any repairs. This rule applies for rentals of 30 days and more or if there's negligence.

22. Fireplace (If Applicable)

The Guest shall, at all times during the winter season, i.e. from October 15 to April 15, leave the fireplace thermostat at 180C to avoid damage that could be caused by freezing. This rule applies for rentals of 30 days and more or if there's negligence.

23. Extras

The Guest is entitled, when leaving, to take any extras purchased at the rental. However, he must repair any damage done to the walls or frames at his own expense (including patching and painting any holes made in the wall). This rule applies for all rentals.

24. Subletting

The Guest must have written authorization from the Owner/Host in order to sublet. No advertising signs will be tolerated on the building other than Owner/Host advertising, at Owner/Host sole discretion. The Guest will pay the appropriate administrative fees. (See details in Appendix A). This rule applies to all rentals.

25. Technological Service

The Guest must allow Dream Home Rentals and/or one of its representatives access to the dwelling at all times for maintenance or repairs, including technological services (Vidéotron, alarm system, Internet or other). The Guest must notify the Owner/Host as soon as he/she notices a problem with a technical service. This rule applies to rentals 30 days and more.

26. Parking

Parking is available exclusively to Guest's of the building WHO HAVE A RIGHT TO PARKING INCLUDED IN THEIR Contract, and visitors are strictly forbidden to park on the parking lot, between buildings or at building entrances. Any vehicle parked illegally or in the wrong parking space will be towed away at the vehicle owner's expense. Areas between buildings are considered drop-off zones (15 minutes maximum). Abandoned vehicles will also be towed away at the owner's expense. No vehicle may be left in storage in the parking lots, nor may it be left out of working order, in which case it will be considered an abandoned vehicle. The Guest may not, at any time, perform any mechanical or other work in the vicinity or on the grounds of the Dream Home Rental project. The parking area is not a playground for children. We ask that parents supervise their children so that they do not crayon on the asphalt. This rule applies to all rentals.

27. Entrance Doors

The Guest must ensure that all entrance doors to the building (garage door, garage access door, etc.) are properly closed at all times.This rule applies to all rentals.

28. Snow Removal

Snow removal in the parking lot consists of removing snow from any asphalt or paved area where there is a 5 cm accumulation on the ground. The Guest will receive a message in advance indicating that snow removal will be carried out, and must then cooperate in removing any vehicles that might obstruct the spaces to be cleared, thus providing easy access for the snow plough. Snow is also removed from balconies and front staircases when 5 cm of snow has accumulated on the ground. The abrasive to be used consists of a 1/8 ¼ net salt/rock mix, i.e. 70% stone and 30% salt. Application will be made as needed during freezing rain or icy surfaces on parking areas, balconies and stairways. This rule applies to all rentals
*NB: No salt will be applied to gravel parking areas and sidewalks, only rock will be applied.

DREAM HOME

DH

RENTALS

29. Landscaping

Spring clean-up consists of picking up debris left on the site by snow removal operations. Parking areas, stairs and front balconies will also be cleaned for condos but only parking areas for townhomes. A granular application of herbicide formula will be applied to the lawn at the start of the summer season. The lawn will be mowed from May 16 to October 16. At the end of the season, dead leaves will be collected to close the site before the onset of winter. The Guest must cooperate in removing any vehicles that may obstruct the areas to be cleaned, thus providing easy access for the cleaner. This rule applies to all rentals of 60 days and more.

30. Smoking

You are living in a non-smoking environment, so smoking is strictly prohibited in the house/unit. This rule applies to all rentals

31. Cannabis

It is strictly forbidden to grow and/or smoke cannabis, in any form or for any purpose. This rule applies to all rental

32. Communications

The Guest will be required to provide a valid email address as all communications will be by email message only with the exception of emergencies. It is your duty to report any defects or deficiencies prior to moving in or while living in the project inside and outside the buildings. Therefore, all complaints and repairs must be reported to the Owner/Host or property management company via email as no repair request or complaint will be processed if received verbally. This rule applies to all rentals

DREAM HOME

DH

RENTALS

33. Administrative Fees

APPLICABLE TO ALL RENTALS

It is understood that the Guest will pay to the Owner:

1) Charges for any returned pre-authorized debits by the bank: $50.00 and/or $100.00 if 2nd offense for any bank withdrawal without funds.

2) A fee of $150.00 per item will be charged for the replacement of the air-conditioning remote, ceiling fan remote, Tv remotes, blind remote, garage remote, access card/fob and/or fireplace remote.

3) A fee of $50.00 will be charged for lost or extra keys to the entrance door or shed.

4) A fee of $250.00 will be charged for each broken or torn screen, plus transportation costs.

5) The Guest is responsible for his lease/contract at all times. The first month's rent is due when the lease is signed. In the event of lease termination, refer to Appendix A. The Owner/Host reserves the right to modify, replace or discontinue the options offered in Appendix A at its discretion, without prior notice.

I hereby understand and agree to the terms of these additional fees which are subject to change.
Initials :_____

34. Inspection

The Guest hereby agrees to leave the premises in the same condition it was originally provided on the day of the move- in inspection which will take place the day the keys are remitted to the Guest by way of a walk-through of the unit and a form listing the condition of the unit will be acknowledged and signed by the Guest. A final inspection will be scheduled within 7 days of the tenant's departure in order to assess if there are any damages* with the Guest. Should the Guest abandon the premises prior to this inspection, damages will be assessed by the Dream Home Rentals team. Should a full paint job be required at the Guest's departure, the Guest agrees to pay the. Owner/Host $3,000 in the case of a townhome or $1500 in the case of a condo. If only certain rooms require a paint job and/or if there any other damages that require repair at time of departure, the Guest hereby agrees to reimburse the Owner/Host the cost of such repairs at a rate of $85 per hour per worker plus material or $5.50 per square foot for flooring, 50% of which will be due once an estimate is provided and the remaining 50% within 24 hours of when the work is completed. Please note that normal wear and tear is not considered to be damages requiring repair as per the definitions below:

*Damage: Typically caused by specific incidents, accidents or Guest's negligence. It's often the result of actions beyond normal use, such as a large hole in the wall, a broken window, stain on the counter or stain from a spill.

*Wear and Tear: The natural and gradual deterioration that occurs over time as a property is used in normal course of Occupancy. It doesn't impact the property's overall condition and it is considered reasonable to the property's age and level of use.

I hereby understand the definition of wear and tear versus damages and agree to the terms of the additional fees should there be any damages following my departure. Initials **:**_____

35. Garage

Garages may only be used for residential purposes as it is forbidden to use them for commercial purposes. The Guest is responsible for paying the electricity bill for the rented garage (if it is not a common area). In the event that the garage is considered a common area (i.e. a door that is shared by several Guests), the owner reserves the right to require the Guests to share the cost of the garage electricity among themselves.

36. Unforseen Repairs

During a guest's stay, any unforeseen repairs that become necessary, such as but not limited to the hot water not functioning in the condo uilding, AC breaking down, etc , are not the responsibility of the host or owner, and no refunds or compensation will be provided to the uests for these circumstances. However, the owner/host will ensure that any such repairs are completed as quickly as possible but may be t the guest's expense if due to misuse of negligence. The host will not be responsible for any electrical power outages as these are out of the host's control.

DREAM HOME

DH

RENTALS

37. By-Laws and Regulations

Dream Home Rentals (Owner/Host) shall have the right at any time to add new by-laws, regulations and/or provisions consistent with the Guest's rights for the protection, security, maintenance, cleanliness of the Premises and the proper upkeep of the Building which shall be transmitted in writing to the Guest's within 30 days of the modifications and shall be honoured by the Guest immediately upon receipt. Failure by the Guest to comply with any provision of these rules and regulations shall constitute a default for which the Owner/Host may terminate the said contract. Any amount that is overdue in any of the clauses will be charged a monthly interest at 2%. In the event that the Guest does not abide by any of the 36 regulations or by-laws herein, the Owner/Host reserves the right to impose a $100.00 fine or terminate the lease with a 30-day notice, at the Owner's sole discretion.

38. BBQ

A $35 fee will be charged for the use of the BBQ to cover cleaning and operating expenses.

39. Fee's

If any of the following items are damaged or stained, the corresponding fees will be charged to the guest.

Towels.....$30/each
Pillow Case..... $25/each
Fitted Sheet..... $75/each
Flat Sheet..... $75/each
Duvet Cover..... $100/each
Pillows..... $50/each
Unauthorized Guests..... $200/each guest per night

DREAM HOME

DH

RENTALS

Number occupants Adults : Children :

I agree to abide by all regulations for the full term of my rental located at the following address:

_____

And I acknowledge that I have read clauses 1 to 37 and undertake to comply with them for the entire duration of my contract.

_____ _____

Date Guest #1

_____ _____

Owner/Host Guest #2

The guest agrees to pay the following fees to the owner/host 10 days upon receipt and any amount that is overdue will be charged a 2% interest monthly.